

**SNAPSHOT of HOME Program Performance--As of 06/30/09**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ): Niagara Falls

State: NY

PJ's Total HOME Allocation Received: \$10,821,842

PJ's Size Grouping\*: C

PJ Since (FY): 1992

| Category   | PJ       | State Average | State Rank        | Nat'l Average | Nat'l Ranking (Percentile):* |         |         |
|--|----------|---------------|-------------------|---------------|------------------------------|---------|---------|
|  |          |               |                   |               | Group                        | C       | Overall |
| Program Progress:  |          |               | PJs in State: 28  |               |                              |         |         |
| % of Funds Committed   | 97.05 %  | 94.57 %       | 6                 | 93.41 %       | 80                           | 83      |         |
| % of Funds Disbursed   | 91.73 %  | 79.95 %       | 6                 | 84.68 %       | 80                           | 83      |         |
| Leveraging Ratio for Rental Activities                           | 2.38     | 2.22          | 14                | 4.72          | 37                           | 31      |         |
| % of Completed Rental Disbursements to All Rental Commitments*** | 81.65 %  | 71.59 %       | 23                | 80.76 %       | 23                           | 25      |         |
| % of Completed CHDO Disbursements to All CHDO Reservations***    | 75.10 %  | 69.92 %       | 13                | 68.18 %       | 51                           | 54      |         |
| Low-Income Benefit:  |          |               |                   |               |                              |         |         |
| % of 0-50% AMI Renters to All Renters                            | 87.50 %  | 80.12 %       | 7                 | 80.32 %       | 56                           | 62      |         |
| % of 0-30% AMI Renters to All Renters***                         | 18.75 %  | 49.22 %       | 25                | 45.16 %       | 14                           | 10      |         |
| Lease-Up:  |          |               |                   |               |                              |         |         |
| % of Occupied Rental Units to All Completed Rental Units***      | 99.11 %  | 95.97 %       | 13                | 95.04 %       | 51                           | 53      |         |
| Overall Ranking:   |          |               | In State: 21 / 28 |               | Nationally: 39 35            |         |         |
| HOME Cost Per Unit and Number of Completed Units:                |          |               |                   |               |                              |         |         |
| Rental Unit  | \$15,877 | \$52,138      |                   | \$26,037      | 224 Units                    | 50.90 % |         |
| Homebuyer Unit   | \$25,589 | \$15,039      |                   | \$14,755      | 124 Units                    | 28.20 % |         |
| Homeowner-Rehab Unit   | \$17,805 | \$11,877      |                   | \$20,487      | 92 Units                     | 20.90 % |         |
| TBRA Unit  | \$0      | \$4,369       |                   | \$3,225       | 0 Units                      | 0.00 %  |         |

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Niagara Falls NY

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

|             | Rental    | Homebuyer | Homeowner |
|-------------|-----------|-----------|-----------|
| PJ:         | \$54,980  | \$56,059  | \$23,176  |
| State:*     | \$105,570 | \$93,387  | \$16,332  |
| National:** | \$92,323  | \$73,745  | \$23,292  |

**CHDO Operating Expenses:**  
(% of allocation)

PJ: 0.8 %  
National Avg: 1.1 %

**R.S. Means Cost Index:** 1.01

|  | Rental<br>%  | Homebuyer<br>%   | Homeowner<br>%   | TBRA<br>%   |
|--|--|--|--|---|
| <b>RACE:</b>                             |  |  |  |   |
| White:                                   | <span style="border: 1px solid black; padding: 2px;">51.8</span> | <span style="border: 1px solid black; padding: 2px;">56.4</span> | <span style="border: 1px solid black; padding: 2px;">66.3</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Black/African American:                  | <span style="border: 1px solid black; padding: 2px;">43.2</span> | <span style="border: 1px solid black; padding: 2px;">40.9</span> | <span style="border: 1px solid black; padding: 2px;">30.4</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Asian:                                   | <span style="border: 1px solid black; padding: 2px;">0.5</span>  | <span style="border: 1px solid black; padding: 2px;">0.9</span>  | <span style="border: 1px solid black; padding: 2px;">2.2</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| American Indian/Alaska Native:           | <span style="border: 1px solid black; padding: 2px;">1.8</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Native Hawaiian/Pacific Islander:        | <span style="border: 1px solid black; padding: 2px;">0.5</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| American Indian/Alaska Native and White: | <span style="border: 1px solid black; padding: 2px;">0.5</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Asian and White:                         | <span style="border: 1px solid black; padding: 2px;">0.5</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Black/African American and White:        | <span style="border: 1px solid black; padding: 2px;">0.5</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| American Indian/Alaska Native and Black: | <span style="border: 1px solid black; padding: 2px;">0.5</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Other Multi Racial:                      | <span style="border: 1px solid black; padding: 2px;">0.5</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Asian/Pacific Islander:                  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.9</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |

### ETHNICITY:

|          |   |   |   |   |
|----------|---|---|---|---|
| Hispanic | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.9</span> | <span style="border: 1px solid black; padding: 2px;">1.1</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
|----------|---|---|---|---|

### HOUSEHOLD SIZE:

|                    |  |  |  |   |
|--------------------|--|--|--|---|
| 1 Person:          | <span style="border: 1px solid black; padding: 2px;">55.9</span> | <span style="border: 1px solid black; padding: 2px;">21.8</span> | <span style="border: 1px solid black; padding: 2px;">26.1</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| 2 Persons:         | <span style="border: 1px solid black; padding: 2px;">22.5</span> | <span style="border: 1px solid black; padding: 2px;">24.5</span> | <span style="border: 1px solid black; padding: 2px;">31.5</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| 3 Persons:         | <span style="border: 1px solid black; padding: 2px;">11.3</span> | <span style="border: 1px solid black; padding: 2px;">25.5</span> | <span style="border: 1px solid black; padding: 2px;">20.7</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| 4 Persons:         | <span style="border: 1px solid black; padding: 2px;">7.2</span>  | <span style="border: 1px solid black; padding: 2px;">18.2</span> | <span style="border: 1px solid black; padding: 2px;">13.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| 5 Persons:         | <span style="border: 1px solid black; padding: 2px;">1.8</span>  | <span style="border: 1px solid black; padding: 2px;">6.4</span>  | <span style="border: 1px solid black; padding: 2px;">5.4</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| 6 Persons:         | <span style="border: 1px solid black; padding: 2px;">0.9</span>  | <span style="border: 1px solid black; padding: 2px;">3.6</span>  | <span style="border: 1px solid black; padding: 2px;">2.2</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| 7 Persons:         | <span style="border: 1px solid black; padding: 2px;">0.5</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">1.1</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| 8 or more Persons: | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |

### HOUSEHOLD TYPE:

|                        |  |  |  |   |
|------------------------|--|--|--|---|
| Single/Non-Elderly:    | <span style="border: 1px solid black; padding: 2px;">21.2</span> | <span style="border: 1px solid black; padding: 2px;">25.5</span> | <span style="border: 1px solid black; padding: 2px;">17.4</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Elderly:               | <span style="border: 1px solid black; padding: 2px;">38.7</span> | <span style="border: 1px solid black; padding: 2px;">3.6</span>  | <span style="border: 1px solid black; padding: 2px;">27.2</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Related/Single Parent: | <span style="border: 1px solid black; padding: 2px;">33.3</span> | <span style="border: 1px solid black; padding: 2px;">40.0</span> | <span style="border: 1px solid black; padding: 2px;">21.7</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Related/Two Parent:    | <span style="border: 1px solid black; padding: 2px;">3.2</span>  | <span style="border: 1px solid black; padding: 2px;">26.4</span> | <span style="border: 1px solid black; padding: 2px;">16.3</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Other:                 | <span style="border: 1px solid black; padding: 2px;">3.6</span>  | <span style="border: 1px solid black; padding: 2px;">4.5</span>  | <span style="border: 1px solid black; padding: 2px;">17.4</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |

### SUPPLEMENTAL RENTAL ASSISTANCE:

|                |  |  |
|----------------|--|--|
| Section 8:     | <span style="border: 1px solid black; padding: 2px;">8.6</span>  | <span style="border: 1px solid black; padding: 2px;">0.9</span> <sup>#</sup> |
| HOME TBRA:     | <span style="border: 1px solid black; padding: 2px;">6.8</span>  |  |
| Other:         | <span style="border: 1px solid black; padding: 2px;">14.0</span> |  |
| No Assistance: | <span style="border: 1px solid black; padding: 2px;">70.7</span> |  |

**# of Section 504 Compliant Units / Completed Units Since 2001** 131

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM  
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Niagara Falls

State: NY

Group Rank: 39  
(Percentile)

State Rank: 21 / 28 PJs

Overall Rank: 35  
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

| FACTOR                              | DESCRIPTION   | THRESHOLD* | PJ RESULTS   | RED FLAG |
|-------------------------------------|---|------------|--------------|----------|
| 4                                   | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 72.37%   | <b>81.65</b> |          |
| 5                                   | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS    | < 49.28%   | <b>75.1</b>  |          |
| 6                                   | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME                  | < 70%**    | <b>87.5</b>  |          |
| 8                                   | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS                | < 90.81%   | <b>99.11</b> |          |
| "ALLOCATION-YEARS" NOT DISBURSED*** |   | > 3.070    | <b>1.49</b>  |          |

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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